

Proposed Amendments to the Lincoln Center Redevelopment Plan for the QO1214 Downtown Plaza Redevelopment Project

N. QO1214 Downtown Plaza Redevelopment Project

1. Revitalization Project Description

The QO1214 Downtown Plaza Redevelopment Project area is bounded by 12th, 14th, O and Q Streets and incorporates all of blocks 37, 38, 39, and 40 of downtown Lincoln. Exhibit IV – 132 identifies this area.

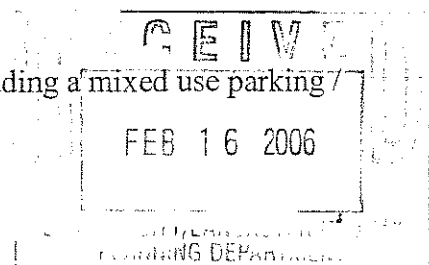
The existing land use in the QO1214 Downtown Plaza Project area consists of office, retail, service retail, food service, entertainment, covered parking (public and private), and residential. Exhibit IV - 133 identifies existing land use within the project area.

The goals of this project are to strengthen downtown Lincoln by developing a new public square and supporting streetscape enhancements by removing a blighted building, and the construction of mixed use public parking facility. These projects will remove blighted and substandard conditions and will contribute to the continued revitalization of downtown Lincoln by encouraging additional private reinvestment in this area. City support may include property acquisition, site preparation and remediation, property demolition, utility improvements, parking improvements and the construction of plaza and related streetscape amenities.

The project will support the revitalization of downtown through supporting the development of the P Street retail corridor as outlined in the recently adopted Downtown Master Plan and in previously adopted downtown redevelopment plans. Specifically, the improvements could include the construction of a public plaza at 13th and P on Block 38, streetscape improvements and roadway changes on 13th Street between O and Q Streets and the construction of a mixed use public parking facility at 14th and Q on Block 38. These improvements are intended to support private sector retail, commercial and / or residential development and amenities in this redevelopment area.

Publicly funded redevelopment activities could include demolition, site preparation and remediation, acquisition, parking garage construction, utility improvements and streetscape enhancements, including plaza treatments, expanded sidewalks, new curbs and gutters, plantings, and street furniture. These improvements correspond to several of the downtown redevelopment goals identified in Section III. The redevelopment project addresses these goals in the following ways:

- Encourages private redevelopment in and enhances the architectural character of downtown Lincoln
- Utilizes an underdeveloped lot / removes blight
- Supports the vision of a revitalized downtown by adding a mixed use parking / retail / commercial buildings at a key intersection



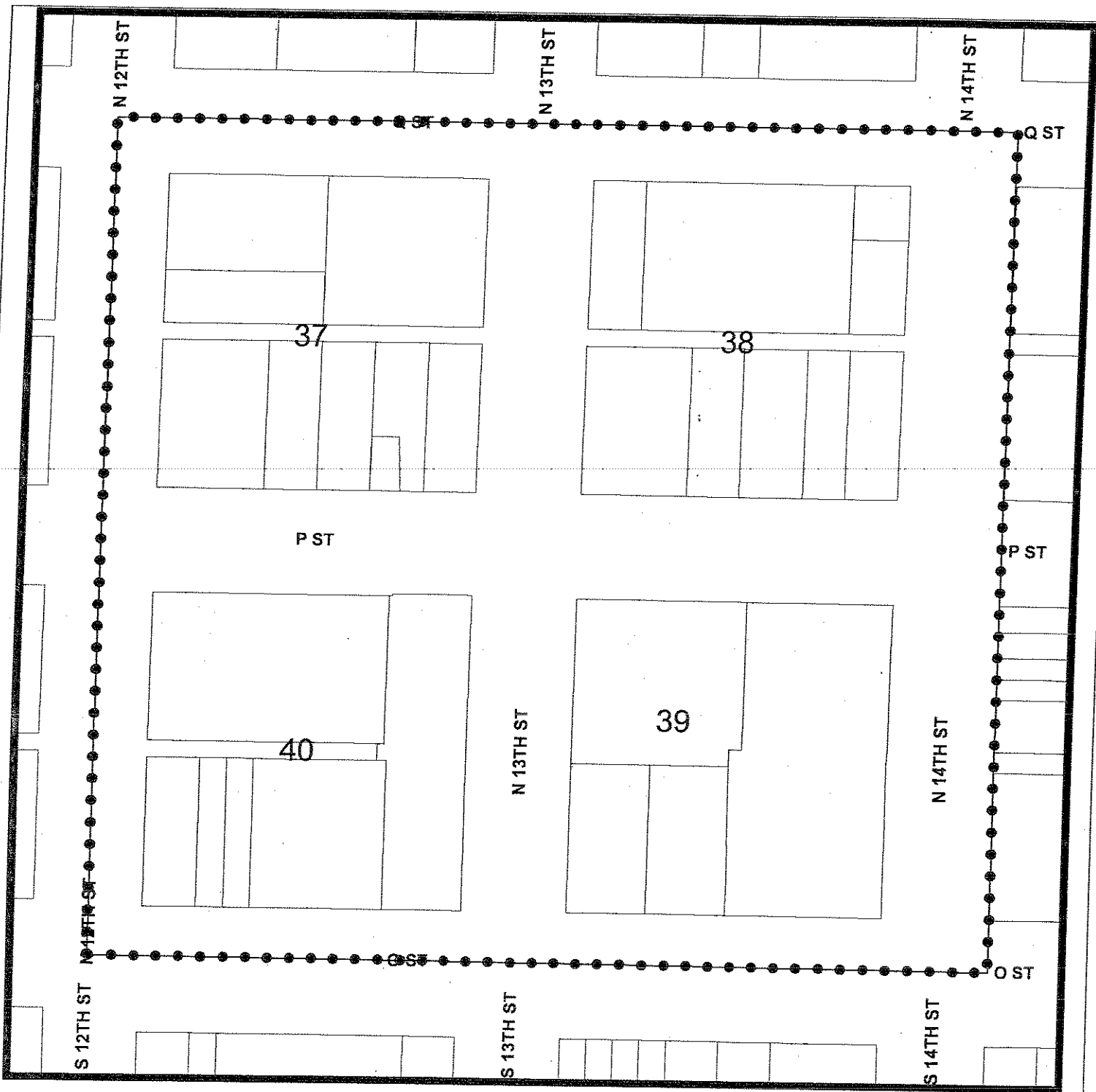



Exhibit IV - 132 Project Area

QO1214 Downtown Plaza Redevelopment Project

 QO1214 Project Boundary



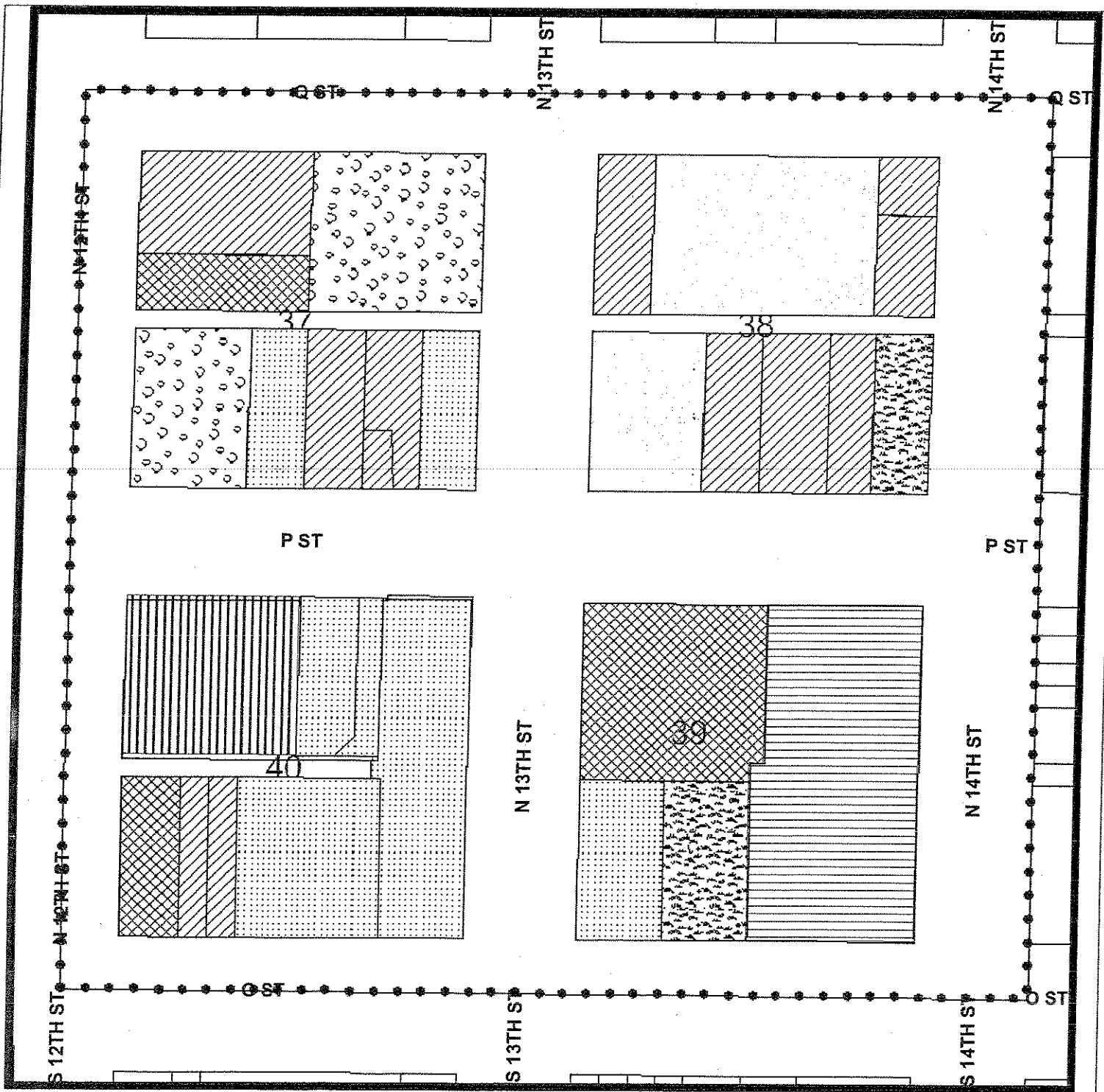


Exhibit IV - 133 Existing Land Use
QO1214 Downtown Plaza Redevelopment Project

- | | | |
|-------------------------|-------------------|----------------------------|
| QO1214 Project Boundary | Office | Commercial/Residential |
| Entertainment | Commercial | Commercial/Private Parking |
| Office/Private Parking | Office/Commercial | Mixed Use/Public Parking |



- Integrates streetscape and landscape improvements in the project area with existing amenities
- Provides an additional festival / celebration site
- Supports downtown business recruitment efforts
- Enhance the security of downtown by providing a more pedestrian friendly, lighted environment
- Enhances the area's pedestrian friendly, street-level orientation.

2. Statutory elements

(A) Property Acquisition Relocation Demolition and Disposal

Accomplishing the QO1214 Downtown Plaza Redéveloppement Project will involve the assembly of properties on Block 38 and reconfiguration of the right of ways on 13th Street from O to Q Streets. These projects may involve acquisition, sales or reconveyances as provided by law and consistent with the plan. The City may acquire property for public infrastructure and other needs. Exhibit IV-134 identifies changes in the proposed uses in the project area.

(B) Population density

There are a total of 173 residential units in the project area today, all of which are located in mixed use buildings. These include the 54 unit Eagle Apartments at 228 N 12th, 66 units in the University Towers building at 128 N 13th (an additional 13 units of for sale housing are currently under construction in the upper floors of this building and will be marketed as University Sky Suites), and 40 units in the Centerstone Building, at 100 N 12th Street. All of these units will remain after implementation of the projects envisioned in this redevelopment plan amendment.

The development of the civic plaza may include the development of liner buildings which may include the construction of additional residential units. The mixed use parking garage may also include the construction of living units above the public parking facility. If residential development is included, population density will increase.

We anticipate these projects will be completed in 2008.

(C) Land Coverage and Building Density

Land coverage and building density will be altered with the implementation of this project. Several buildings on block 38 will be removed as part of these public improvements. The proposed civic plaza will require the demolition of the existing vacant Douglas 3 building at northeast corner of 13th and P (1300 P Street). The construction of the proposed mixed use parking garage will require the demolition of several existing buildings including the Starship Theater (1311 Q Street), the Taste of China restaurant (1349 Q Street) and Wasabi (239 N 14th

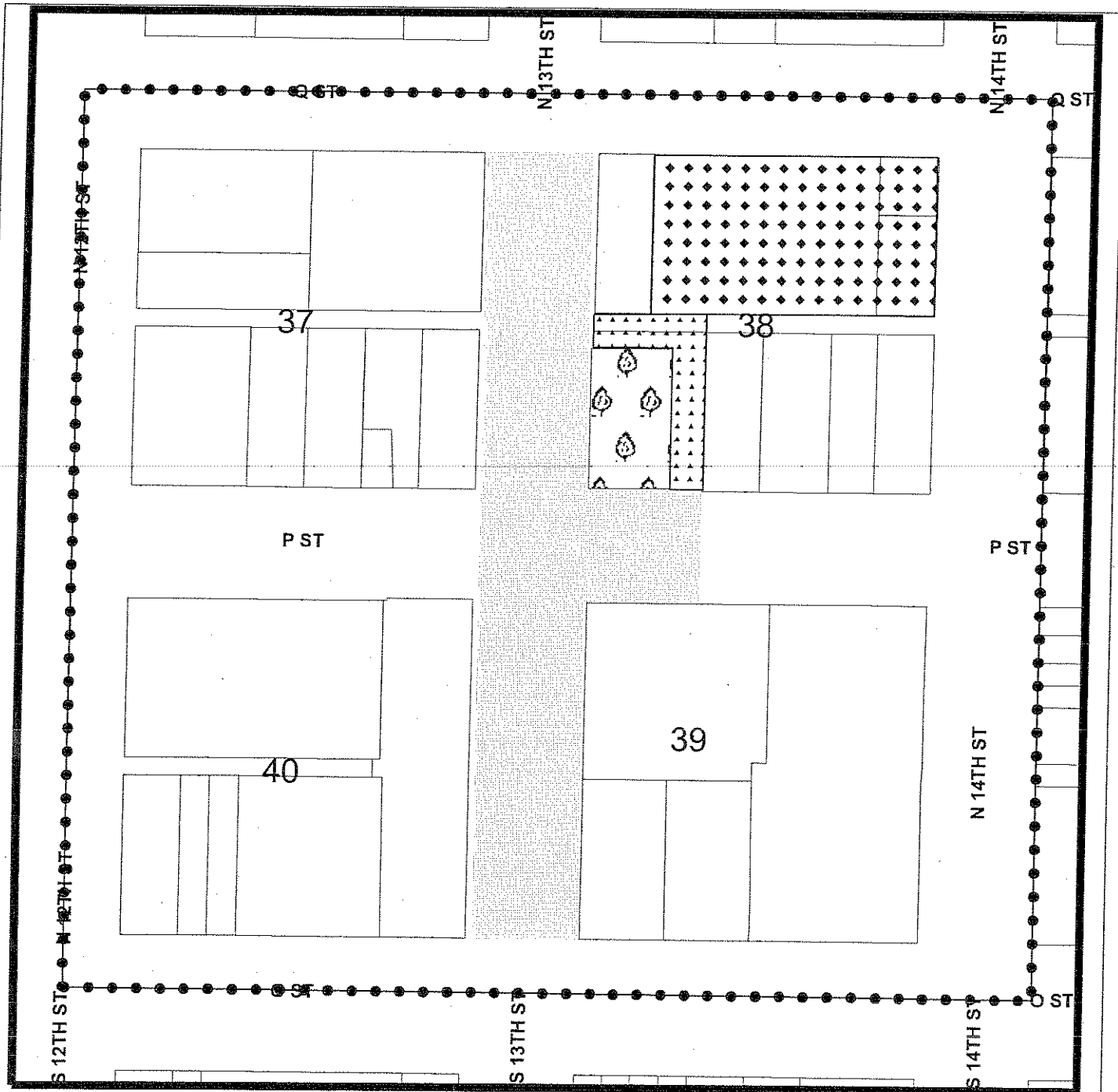







Exhibit IV - 134 Proposed Change in Uses from Existing Uses

QO1214 Downtown Plaza Redevelopment Project

-  QO1214 Project Boundary
-  Public Plaza
-  Mixed Use/Public Parking
-  Right-of-Way Improvements
-  Commercial/Residential

Lincoln Center
Redevelopment Plan

Map updated by City of Lincoln, UDD 4/06

1 inch equals 125 feet



Street). These one story buildings will be replaced with a minimum six story public parking garage with first floor commercial activity. Potential private sector above garage uses will also be explored via a request for proposals for private investment. All other existing buildings within the project area will remain. The changes in proposed uses are shown on Exhibit IV – 134.

(D) Traffic Flow, Street Layout and Street Grades

The existing street system within the project area will be changed as a result of this project. The Downtown Plaza project envisions narrowing 13th Street from Q to O from three lanes with angled parking to two lanes with on street parallel parking. This will allow for utilization of the resulting additional sidewalk space for larger scale civic events planned for the plaza area. The 13th Street ROW will remain at 100 feet in width. The mixed use parking garage may have entry and exiting requirements with access planned off of both Q and 14th Streets.

The east west alley on block 38 may also be altered by the development of a liner building on the western end of the existing alley.

Pedestrian amenities may be constructed in the right of way adjacent to both the proposed Block 38 public parking garage and along 13th Street in support of the civic plaza.

(E) Parking

Parking in the project area consists of covered 436 public parking stalls at the University Square facility on block 39 and 307 covered private parking stalls at Rampark garage on block 40. There are also 81 covered private parking stalls at the NRC building on block 37, however, these are reserved for employee use. Various on street parking configurations surrounds each block in the project area.

The recently completed East Downtown Parking Study found a current need for 600 additional parking spaces in this area of downtown. This redevelopment project envisions the creation of 400 - 600 additional public parking stalls on the north eastern portion of Block 38. Exhibit IV – 135 shows existing and proposed parking structures with capacities.

(F) Zoning, Building Codes and Ordinances

The area is located within the downtown B-4 business zone that allows for a wide range of uses including the mixed use developments that are being proposed. Exhibit IV- 136 show the existing zoning for the project area.

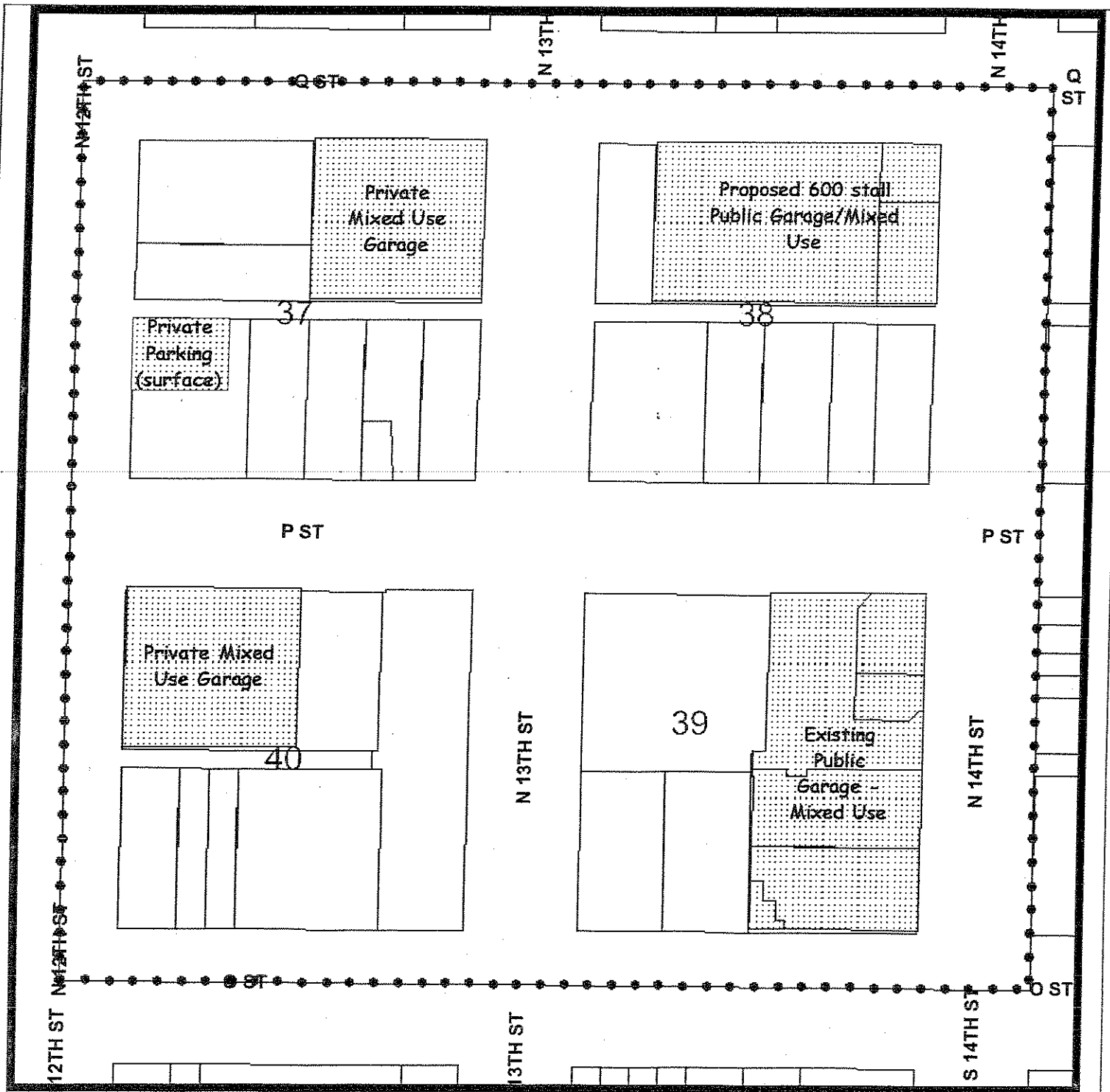

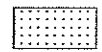


Exhibit IV - 135 Existing & Proposed Parking Structures
QO1214 Downtown Plaza Redevelopment Project

-  QO1214 Project Boundary
-  Existing/Proposed Parking



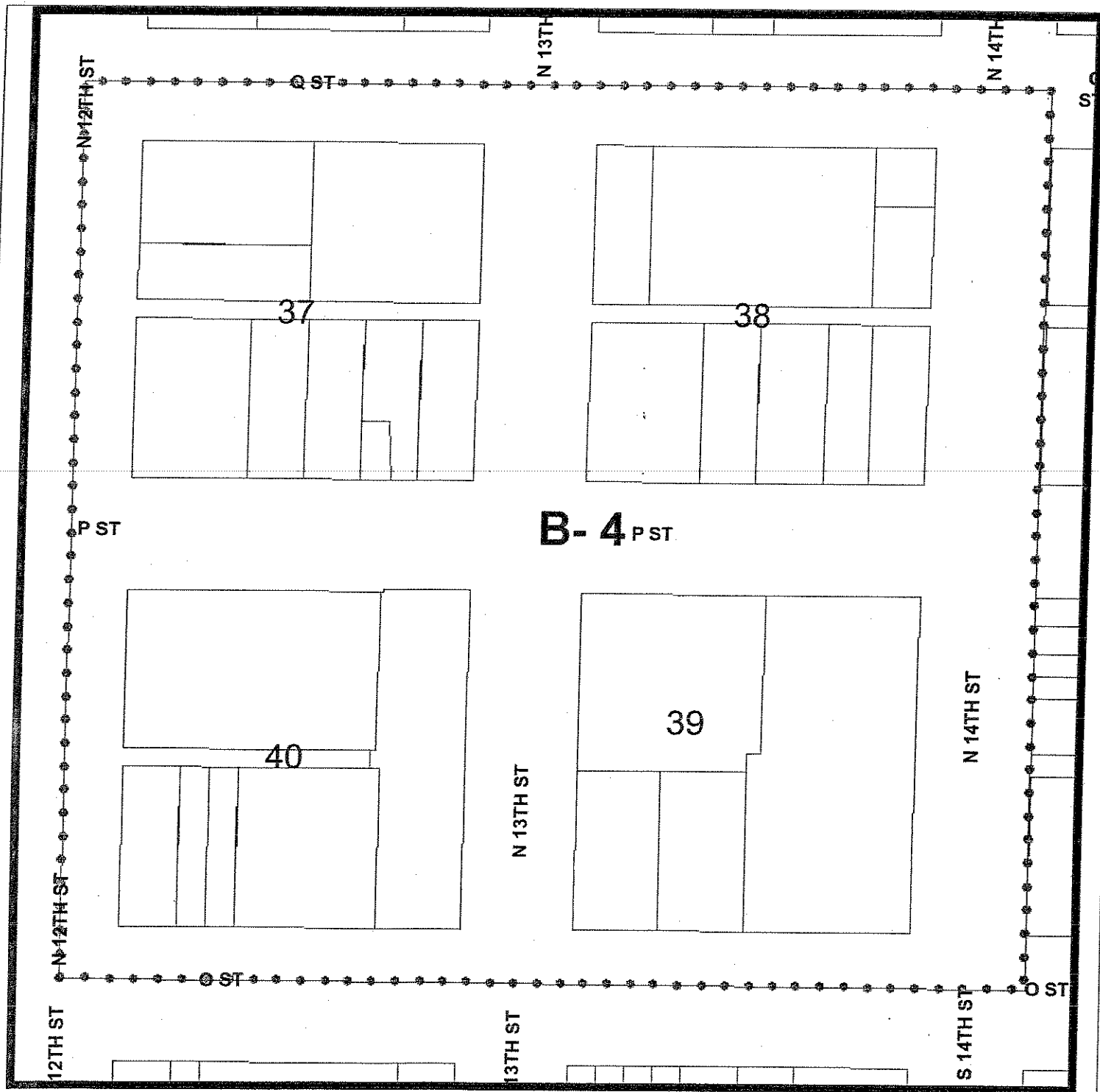


Exhibit IV - 136 Existing Zoning
QO1214 Downtown Plaza Redevelopment Project

 QO1214 Project Boundary

*Entire Project Area is zoned B-4



Zoning will remain unchanged as a result of this project, with the possible exception of a change in zone from B4 to P for the area included in the civic plaza. The International building code for the abatement of dangerous buildings, the International Building Code and their specific City amendments will properly protect the health, safety and welfare of the people. At this time, there are no contemplated changes in the City zoning laws or building codes to implement this project.

(G) Public Infrastructure

New infrastructure improvements are anticipated to be needed as a result of this project. These improvements may include allèy and plaza improvements, new curbs, sidewalks, lighting, plant material, street furniture and other streetscape improvements on block 38 and relocating and upgrading utilities located in the alley of block 38 and along 13th Street from Q to O Streets. The City may also work with various developers to improve public utilities serving related developments.

(H) Cost Benefit Analysis

A cost-benefit analysis will be prepared and included as a part of the material that will be presented to City Council

3. Proposed Costs and Financing

The proposed public cost and financing of the QO1214 Downtown Plaza Redevelopment Project is identified below:

Mixed-Use Parking facility

- Estimated public cost of implementation of this mixed use parking facility project is \$8,300,000 - 12,000,000.
- Potential uses may include acquisition and demolition of existing properties, site remediation and preparation, utility relocation, streetscape enhancements, construction of public parking garage.
- Potential Sources include City Parking funds, Land Acquisition funds, Tax Increment Financing, General Fund expenditures, and developer contributions.

Civic Plaza/ Streetscape

- Estimated public cost of implementation of this plaza project is \$2,500,000.
- Potential uses may include acquisition and demolition of existing properties, site preparation and plaza / streetscape construction.
- Potential sources include Tax Increment Financing, developer contributions and private fundraising efforts.

Public Investment may assist in acquisition, demolition and site preparation / remediation, utility relocation and construction of a mixed use public parking facility at 14th and Q, demolition of building and plaza construction on 13th and P, and right of way improvements along 14th Street. The streetscape improvements could include sidewalk construction, curb and gutter construction, parking reconfiguration, installation of pedestrian lighting, benches, trash receptacles, signage and other street furniture and landscape enhancements.

These public improvements could generate up to \$50,000,000 in private redevelopment in this area. The type and amount of private investment will be determined once a request for proposals for private development proposals is issued, a developer of record is identified and a redevelopment agreement is negotiated.

4. Implementation Steps

Under Nebraska Community Development Law, the first step in redeveloping an area is for the City to declare the area blighted and substandard and in need of redevelopment / revitalization. The Lincoln City Council completed this first step by declaring the Downtown Area blighted on October 22, 1984, and affirmed by resolution on October 19, 1987, the area as "blighted and substandard." The City Council determined that private enterprise could not redevelop this area without the assistance provided by the Community Development Law (see Blight Resolutions, Appendix 1 and Appendix 9).

Implementation steps for the QO1214 Downtown Plaza Redevelopment Project:

- Negotiate acquisition agreements with the owners of the properties on block 38.
- Advertise for and review proposals to develop mixed use facilities as part of the parking garage construction.
- Acquire Civic Plaza site (1300 P Street), demolish building, prepare site for plaza development.
- Negotiate redevelopment agreements with selected developer(s) for mixed use parking garage and receive City Council approval of redevelopment agreements.
- Issue and sell Community Improvement Financing bonds or notes.
- Select architects and engineers pursuant to city standard practice to design streetscape improvements.
- Approve the streetscape improvement design.
- Competitively select primary contractor to construct public improvements.
- Construct public facilities and improvements



CITY OF LINCOLN NEBRASKA

MAYOR COLEEN J. SENG

lincoln.ne.gov

Lincoln-Lancaster County
Planning Department
Marvin S. Krout, Director

Jon Carlson, Chair
City-County Planning Commission

555 South 10th Street
Suite 213

Lincoln, Nebraska 68508

402-441-7491

fax: 402-441-6377

ATTACHMENT "B"

March 17, 2006

TO: Neighborhood Associations/Organizations
Deb Schorr, Chair, Lancaster County Board of Commissioners
Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools
Glenn Johnson, Lower Platte South Natural Resources District
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College

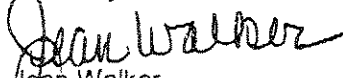
RE: **Comprehensive Plan Conformance No. 06003**
Proposed Amendment to the Lincoln Center Redevelopment Plan

Pursuant to Neb. Rev. Stat. § 18-2115, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 06003**, requested by the Director of the Urban Development Department, to review a proposed amendment to the **Lincoln Center Redevelopment Plan** as to conformance with the 2025 Lincoln/Lancaster County Comprehensive Plan. The proposed amendment establishes the Downtown Civic Plaza Project Area covering four city blocks between Q and O Streets and 12th to 14th Streets. This project will include construction of a new mixed use public parking garage, development of a new downtown civic plaza and related streetscape and infrastructure improvements through the project area. The proposed amendments to the Plan and a map showing the boundaries of the Redevelopment Area are attached.

A public hearing on the proposed amendment to the Redevelopment Plan will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, March 29, 2006**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at 1:00 p.m. in the City Council Chambers on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska. The public hearing procedures are attached.

If you would like additional information, you are encouraged to contact Dallas McGee in the Urban Development Department (402-441-7857) or the project planner, Sara Hartzell (402-441-6372). You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by e-mail to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, March 23, 2006, after 3:00 p.m., and will also be available on the Internet at that time at lincoln.ne.gov (keyword = pcagenda).

Sincerely,


Jean Walker
Administrative Officer

cc: Marc Wullschlegel, Urban Development
Dallas McGee, Urban Development
Jeff Cole, Urban Development
Rick Peo, Chief Asst. City Attorney
Norm Agena, County Assessor

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Marc Wullschlaeger, Director
Urban Development

Dallas McGee
Urban Development

ATTACHMENT "C"

Jeff Cole
Urban Development

Deb Schorr, Chair
Lancaster County Board of Commissioners

Dr. E. Susan Gourley, Superintendent
Lincoln Public Schools
5901 "O" Street
Lincoln, NE 68510

University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
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Lincoln, NE 68588

President
Southeast Community College
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Lincoln, NE 68520

Glenn Johnson
Lower Platte South NRD
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Lincoln, NE 68501

Rick Peo
Chief Assistant City Attorney

Norma Agena
County Assessor

Capitol Beach Community Assn.
Rose Wiese, Secretary
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Lincoln NE 68501

Capitol Beach Community Assn.
John Huff, President
505 Pier 2
Lincoln NE 68528

Clinton Neighborhood Organization
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Lincoln, NE 68503

Clinton Neighborhood Assn.
Renee Malone
1408 N. 26th Street
Lincoln, NE 68503

Downtown Neighborhood Assn.
Mary Jane Steward
125 N. 11th St.
Lincoln, NE 68508

Everett Neighborhood Assn.
P.O. Box 81044
Lincoln, NE 68501

Everett Neighborhood Assn.
William J. Wood
808 D Street
Lincoln, NE 68502

Everett Neighborhood Assn.
Sue Landholm, President
946 Peach Street
Lincoln, NE 68502

Downtown Lincoln Association
Polly McMullen
1200 N Street, Suite 101
Lincoln, NE 68508

Downtown Neighborhood Assn.
Lisa Kelly
128 N. 13th Street, #4076
Lincoln, NE 68508

Hawley Area Assn.
Jim Francis
511 "T" St.
Lincoln NE 68503

Hawley Area Assn.
Peggy Struwe, c/o Neighborhood, Inc.
2121 No. 27th Street
Lincoln, NE 68503

Hawley Neighborhood Assn.
Wicki Cover
610 S Street
Lincoln, NE 68503

Near South Neighborhood Assn.
Jon Carlson
P.O. Box 80143
Lincoln, NE 68501

Malone Neighborhood Assn.
Ed Patterson
2108 "Q" Street
Lincoln NE 68503

Malone Neighborhood Assn.
Barb Morley, President
2108 Q Street
Lincoln, NE 68503

Near South Neighborhood Assn.
James Garver
315 Elmwood Avenue
Lincoln, NE 68510-3319

Near South Neighborhood Assn.
Sarah Disbrow
1903 Sewell Street
Lincoln, NE 68503

North Bottoms Neighborhood Assn.
Ed Caudill, President
1223 N. 9th St., #223
Lincoln, NE 68508

North Bottoms Neighborhood Assn.
Frank Smith
1117 Claremont
Lincoln, NE 68508

South Salt Creek Community Org.
Danny Walker
427 E Street
Lincoln, NE 68508

South Salt Creek Neighborhood Assn.
Gary Irvin
645 D Street
Lincoln, NE 68502

West "A" Neighborhood Assn.
William Vocasek
1903 W. Mulberry Ct.
Lincoln NE 68522

West "A" Neighborhood Assn.
Bill Hergott
1710 W. Washington St.
Lincoln NE 68522-2522

West "O" Street Area Neighborhood
Judy McDowell
192 W. Lakeshore Drive
Lincoln, NE 68528

West "O" Street Neighborhood Assn.
Richard Wiese, President
6300 W. Superior Street
Lincoln, NE 68524-8872

West "O" Area Business Association
Randy Haas, President
9440 Montello Road
Lincoln, NE 68520

West "O" Street Area Neighborhood
Judy McDowell
192 W. Lakeshore Drive
Lincoln, NE 68528

I:\pc\notif\2006\CPC.06003 labels

ATTACHMENT "D"

April 20, 2006

CITY OF LINCOLN
NEBRASKA

MAYOR COLEEN J. SENG

lincoln.ne.gov

Lincoln-Lancaster County
Planning Department
Marvin S. Krout, DirectorJon Carlson, Chair
City-County Planning Commission555 South 10th Street
Suite 213Lincoln, Nebraska 68508
402-441-7491

Fax: 402-441-6377

TO: Neighborhood Associations/Organizations
 Deb Schorr, Chair, Lancaster County Board of Commissioners
 Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools
 Glenn Johnson, Lower Platte South Natural Resources District
 Board of Regents, University of Nebraska-Lincoln
 President, Southeast Community College

RE: **Comprehensive Plan Conformance No. 06003**
Proposed Amendment to the Lincoln Center Redevelopment Plan

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the Urban Development Department for a resolution approving and adopting a proposed amendment to the "**Lincoln Center Redevelopment Plan**" is scheduled for public hearing before the Lincoln City Council on **Monday, May 1, 2006, at 1:30 p.m.**, in the Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The proposed amendment establishes the QO1214 Downtown Civic Plaza Project Area covering four city blocks between Q and O Streets and 12th to 14th Streets. This project will include construction of a new mixed use public parking garage, development of a new downtown civic plaza and related streetscape and infrastructure improvements throughout the project area.

On March 29, 2006, the Lincoln City-Lancaster County Planning Commission voted 8-0 to find the proposed amendment to the Redevelopment Plan to be in conformance with the 2025 Lincoln City-Lancaster County Comprehensive Plan (**Comprehensive Plan Conformance No. 06003**).

If you would like additional information, you are encouraged to contact Dallas McGee in the Urban Development Department (441-7857) or the Planning Department project planner, Sara Hartzell (441-6372). The proposed resolution will appear on the City Council agenda for introduction on April 24, 2006, and may be accessed on the internet on Friday, April 21, 2006, at <http://www.ci.lincoln.ne.us/city/council/index.htm>.

Sincerely,


 Jean Walker
 Administrative Officer

cc: Marc Wullschlegel, Urban Development
 Dallas McGee, Urban Development
 Jeff Cole, Urban Development
 Rick Peo, Chief Asst. City Attorney
 Norm Agena, County Assessor

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ATTACHMENT "E"

**TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE
LINCOLN JOURNAL STAR ON FRIDAY, April 14, 2006, AND FRIDAY, April 21, 2006**

Notice is hereby given that the Lincoln City Council will hold a public hearing on Monday, May 1, 2006, at 1:30 p.m., in the City Council Hearing Room on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (441-7857) or the Planning Department (441-7491):

1. A resolution requested by the Director of the Urban Development Department adopting a proposed amendment to the **Lincoln Center Redevelopment Plan** for the establishment of the Downtown Civic Plaza Project area bounded on the north by Q Street, on the south by O Street, on the east by N. 14th Street, and on the west by N. 12th Street.

Joan Ross
City Clerk

Diagram A

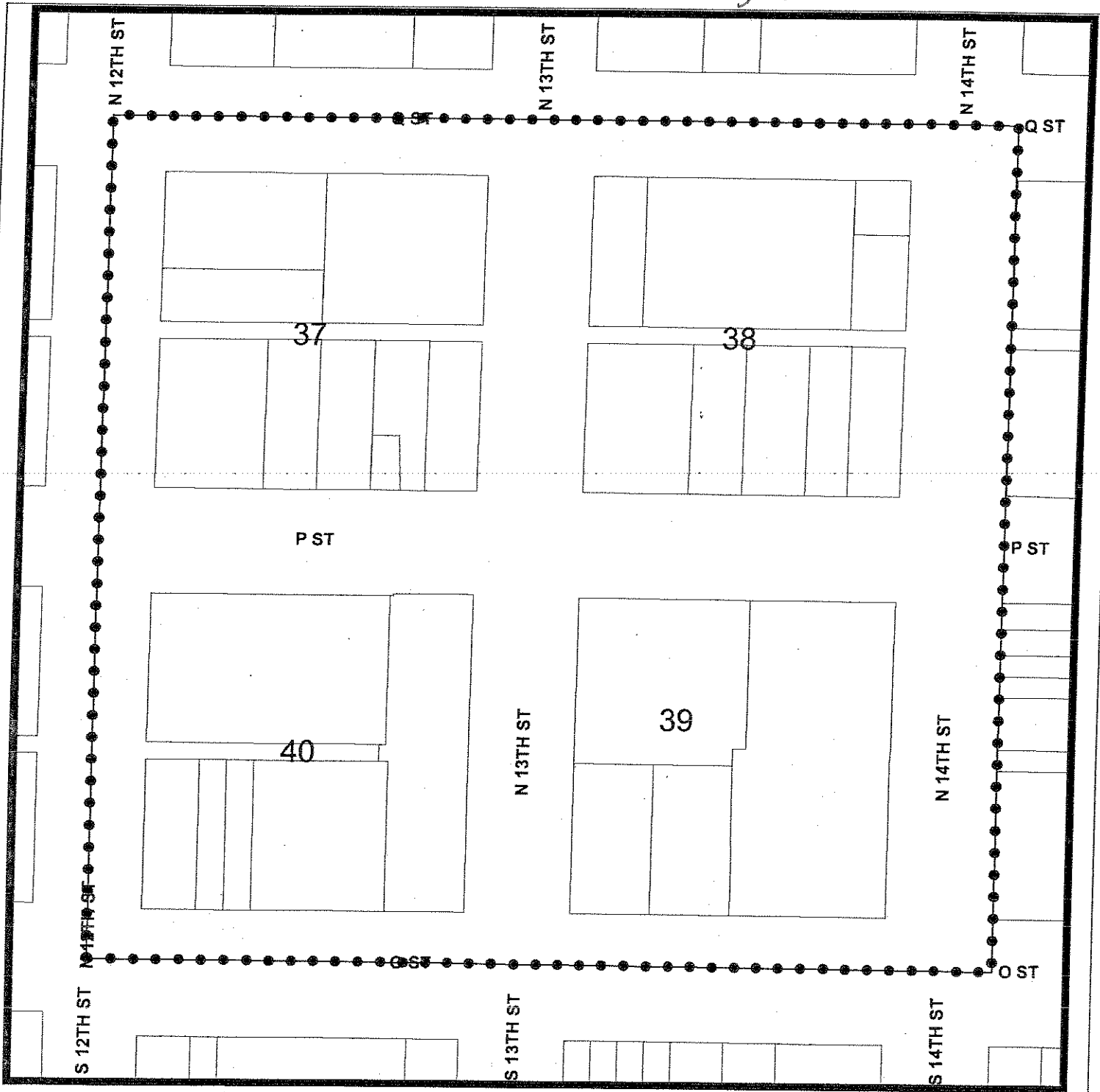


Exhibit IV - 132 Project Area

QO1214 Downtown Plaza Redevelopment Project



QO1214 Project Boundary



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1 inch equals 125 feet